



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 7, 2004
APPROVED MINUTES**

PRESENT: Robert Littlefield, Vice Mayor
E.L. Cortez, Vice Chairman
Eric Hess, Commission Member
Michael D'Andrea, Design Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member

STAFF: Tim Curtis
Dan Symer
Bill Verschuren
Kira Wauwie

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

CONTINUANCES

67-DR-2004	Centennial Marketplace Site plan and elevations 14140 N. 100 th St. Butler Design Group, Architect/Designer
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CONSENT AGENDA

28-DR-2000#2 Portales Residential
Site plan and elevations
5000 Portales Place
B3 Architects, Architect/Designer

(PULLED TO REGULAR AGENDA)

66-DR-2003 Offices at McDowell Mountain Ranch
Final engineered landscape plans only
16700 N. Thompson Peak Parkway
City Spaces, Architect/Designer

73-DR-2003 Scottsdale Airpark Hangar/Offices
Site plan & elevations
7317 E. Greenway Rd
Versar, Inc., Architect/Designer

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 66-DR-2003 AND 73-DR-2003 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

28-DR-2000#2 Portales Residential
Site plan and elevations
5000 Portales Place
B3 Architects, Architect/Designer

MS. WAUWIE presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. JONES inquired if these were the final elevations because there seems to be some minor inconsistencies. He further inquired if this is what the buildings will look like or is there a schematic design presentation later. Mrs. Wauwie replied it is her understanding that this is what the Developer intends to go forward with.

MR. SCHMITT requested information on the materials. Ms. Wauwie passed out a sample board. She reviewed the proposed materials.

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VICE CHAIRMAN CORTEZ inquired if there was a reason why some of the materials were left out of their packets. Ms. Wauwie explained the reason some of the materials were not provided because this is a re-approval and we tried to recreate what was previously approved rather than a new application package.

Vice Chairman Cortez inquired if the Board saw the landscape plan previously. Ms. Wauwie explained the initial approval of the landscape plan some of the details were conceptual in nature and there were stipulations that spoke to that. One of the original stipulations was that the landscape elements return to the Board for reconsideration in a study session with staff approval. She noted the file contains more information.

MR. JONES expressed his concern that the contrast between the color board or elevations is not what we are seeing in the illustrations. He stated overall it looks fine.

JEFF SCHWARTZ, representing the Empire Group, discussed the history of this project. He provided information on the color schemes and landscaping plan.

MR. SCHMITT inquired if there would be different color schemes for different buildings. Mr. Schwartz replied there would be combinations of colors from one building to the next.

MR. D'ANDREA stated it is hard for him personally to make a call on something a previous DR had the benefit of seeing a lot more information or different information than is in our packet. He further stated that overall the project looks good. He inquired if we could see the other color boards and flat elevations. Mr. Schwartz stated in the file was the color alternates and for some reason they did not make it to the Board session this afternoon. He stated he would be happy to forward those to the Board for your review. He reviewed the building elevations.

COUNCILMAN LITTLEFIELD stated that this case was originally approved over four years ago and although this is a re-approval, we need to see the entire packet.

VICE CHAIRMAN CORTEZ stated that the Board needs to see a better-coordinated packet and have it represented. He further stated that he felt we support this project but there are too many unclear issues with regard to colors, and the massing. He suggested they continue this case until the next DRB hearing in two weeks. Mr. Schwartz stated that would not be a problem.

VICE CHAIRMAN CORTEZ MOVED TO CONTINUE CASE 28-DR-2000#2 TO THE OCTOBER 21, 2004 DRB HEARING TO GIVE THE APPLICANT SUFFICIENT TIME TO COORDINATE THIS PACKAGE TO BE RESUBMITTED FOR RECONSIDERATION BY THE BOARD. SECOND BY MR. JONES.

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THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

MINUTES APPROVAL

September 23, 2004 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE SEPTEMBER 23, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

MS. WAUWIE stated that a citizen comment card was submitted. Councilman Littlefield stated the card was submitted after the case was approved.

BOB RITCHIE, 16600 N. Thompson Peak Pkwy, requested to make public comment regarding case 66-DR-2003. He stated the he is new to this area. He further stated that he is not opposed to this development because he knew this property would be developed when he purchased his property. He remarked the two-story building is going to eliminate a beautiful view he has. He expressed his concern regarding the fact that he will be looking down on the hoods of the cars in the parking lot. He requested the developer's take a good look at the boundary line and put some trees or something in there to make sure they address that.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:30 p.m.

Respectfully Submitted

"For the Record" Court Reporters

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